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STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value whichever is greater, for this transfer is $ 109,000.00

Subscribed and sworn to before me, this the 08 day of 1999

Affiant

Notary Public

My commission expires: My Commission Expires November 25, 2000

(Affix Seal)

WARRANTY DEED

Prepared by: SOUTHEAST TITLE of Tennessee, Inc. #9922369 7000 Executive Center Drive, Suite 100, Brentwood, TN 37027	
ADDRESS OF NEW OWNER: Edward S. Groom	SEND TAX BILLS TO: COUNTRYWIDE HOME LOANS, INC.
916 Todd Preis Road	4500 Park Granada
STREET ADDRESS Nashville, TN 37221	STREET ADDRESS Calabasas, CA 91302-1613
CITY STATE ZIP	CITY STATE ZIP
MAP & PARCEL NO. 142-5-D-10 CO	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Irene W. Isbell , Unmarried

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO Edward S. Groom and wife, Judy B. Groom

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Being Unit Number B-402, together with the carport designated No. B-402-C of Phase One, Section Four, River Plantation, Condominium Apartments, a horizontal property regime established by Master Deed of record in Book 4892 at page 440, as amended in Book 4956, page 756, the Plat of which is of record in Plat Book 4860 at page 17, 18, and 19, amended in Plat Book 4860, pages 107, 108, and 109, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being all of the property conveyed to Irene W. Isbell, Unmarried by Deed of record in Book 7352 page 612, Register's office for said County.

This conveyance is subject to taxes for the year 2000 and subsequent years, easements and restrictive covenants of record and all matters appearing on the recorded plat referenced above.

This instrument is executed on behalf of Irene White Isbell, also known as Irene W. Isbell by Pauline Isbell Wilson, as her Attorney-in-Fact pursuant to a General Power of Attorney being placed of record with this instrument.

THIS IS IMPROVED PROPERTY KNOWN AS 916 Todd Preis Road, Nashville, TN 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 08 day of November , 1999

Irene W. Isbell by Pauline Isbell Wilson,
Attorney-In-Fact

Irene W. Isbell by Pauline Isbell Wilson,
Attorney-In-Fact

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

CONT'D NEXT PAGE

State of Tennessee
County of Williamson

On this 08 day of November, 1999, before me personally appeared Irene W. Isbell to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.
My Commission expires:

Notary Public

State of Tennessee
County of

On this 08 day of November, 1999, before me personally appeared to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.
My Commission expires:

Notary Public

WARRANTY DEED

0735 11/12 0101 03CHECK 414.30

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 8th day of November, 1999, before me personally appeared Pauline Isbell Wilson to me known to be the person who executed the foregoing instrument on behalf of Irene White Isbell, also known as Irene W. Isbell and acknowledged that she executed the same as the free act and deed of the said Irene White Isbell, also known as Irene W. Isbell. Witness my hand and seal.

My Commission expires:

E. DIANNE COOLE
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.
My Commission Expires November 25, 2000

Notary Public

96 NOV 12 PM 1:07

96 96846

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

CO	- CONVEYANCE	CC	- CERTIFIED COPY	MISC	- MISCELLANEOUS
MO	- MORTGAGE	REL	- RELEASE	CO TX	- STATE TAX CONVEY
WD	- WARRANTY DEED	UCC	- UNIFORM COMMERCIAL CODE	MO TX	- STATE TAX MORT
TD	- TRUST DEED	CFEE	- COMPUTER FEE	PRFEE	- PROBATE FEE

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0636846

REFERENCE

99 NOV 12 PM 1:07

CAMT	109000.00
CON TX	403.30
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	414.30
CHECK	414.30

11/12/99 01 13:08 0001 0735

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1538427